

For Sale

2050 Pier Mac Way, Kelowna, BC

# STRATOSPHERE

BY BEEDIE

The Next Generation of Large-Format  
Industrial Strata



Developed By **Beedie/**

Marketed By

**CBRE**

+

ROYAL LEPAGE KELOWNA  
**COMMERCIAL**





# Opportunity

Welcome to **Stratosphere** — the next generation of industrial real estate in the Okanagan Valley. Presenting Kelowna's first offering of large-format premium industrial strata consisting of 13 thoughtfully crafted units across two buildings, ranging in size from 7,645 to 17,325 SF. Each state-of-the-art unit is equipped with best-in-class specifications designed to maximize warehouse efficiencies and business operations.

Developed by Western Canada's largest industrial developer, Stratosphere marks Beedie's premier ownership opportunity in the Okanagan's rising industrial market. Setting another exciting milestone in the company's 65+ year legacy of award-winning developments, industry-leading construction quality, and renowned service and warranty program.

## ZONING

CD-15 Comprehensive Development

## OCCUPANCY DATE

Q1 2024



## Building Features

### CONSTRUCTION

Concrete tilt-up insulated panels

### CEILING HEIGHT

28' clear

### LOADING

Dock and grade loading per unit

### FLOOR LOAD

500 lbs/SF live load  
warehouse floor load capacity

### POWER

200 amps at 347/600 volts  
per bay

### RECIRCULATION FANS

Ceiling fans located near  
loading doors

### SPRINKLERS

ESFR sprinkler system

### INTERIOR WAREHOUSE

A minimum of two 6'x6'  
skylights per bay with interior  
walls painted white for greater  
illumination

### LIGHTING

High efficiency LED fixtures

### MEZZANINE

Structural steel mezzanine  
complete with guard rail &  
designed to 100 lbs/SF floor  
load capacity

### HEATERS

Gas-fired unit heaters

### SERVICE PLUS

12-month warranty on all  
material and workmanship  
defects from the date of  
substantial completion



## Population Figures

### KELOWNA METROPOLITAN AREA

222,162 (2021 Census Data)

### THOMPSON-OKANAGAN REGION

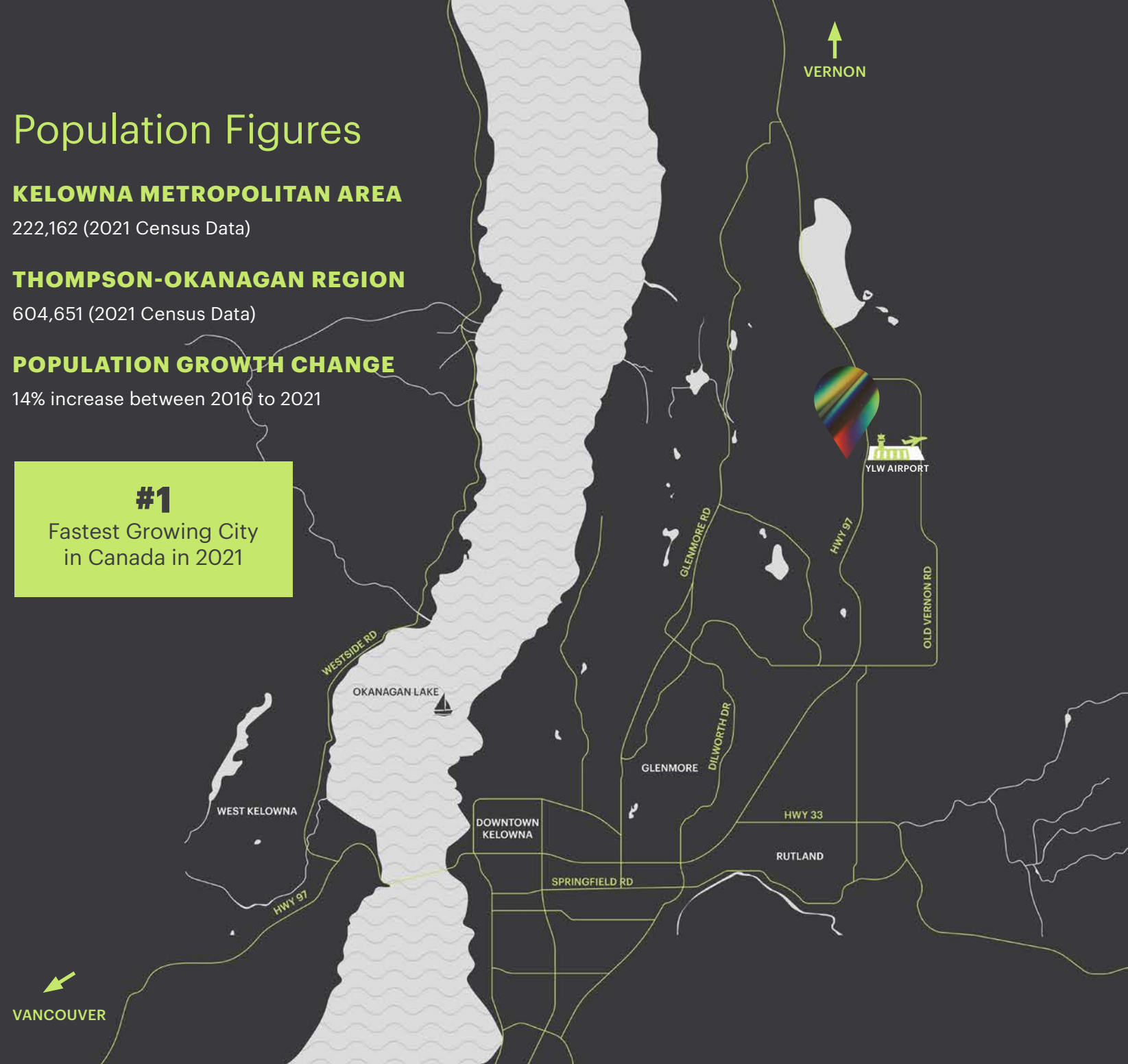
604,651 (2021 Census Data)

### POPULATION GROWTH CHANGE

14% increase between 2016 to 2021

**#1**

Fastest Growing City  
in Canada in 2021



## The Location

Conveniently located immediately off Highway 97, Stratosphere offers unparalleled access to the Okanagan's primary arterial routes and unrivaled transportation advantage through the Interior.

Located adjacent to Kelowna International Airport, Stratosphere is the latest addition to the comprehensively developed Airport Business Park. Known as Kelowna's Northern Gateway, the +/- 70-acre business park backs onto the University of British Columbia's (UBC) Okanagan campus and a unique mixed commercial comprised of industrial, retail, mini-storage, university labs, and hotels. Notable industrial occupiers within the park include Overland West, Great Little Box Company, K2 Stone, Trail Appliances Distribution, and many others.

Stratosphere is the last remaining large-scale development site of over 5 acres situated close to Kelowna's core, making the strata opportunity rare with little to no similar-product supply relief for years to come.

## Kelowna Industrial Market Statistics (Q3 2022)

### VACANCY

1.62%

### INVENTORY

11,829,786 SF

### NET ABSORPTION

268,435 SF

## Amenities

Airport Business Park is rich in amenities with retail, restaurant, and hospitality services within a 5-minute walk from Stratosphere. The area is home to Airport Village, which includes anchor tenants Nesters Market, Pharmasave, and Tim Hortons and Kelowna's first airport hotel, Four Points by Sheraton. Leisure activities are readily available, with four golf courses located within a 5km radius and the Okanagan Rail Trail only steps away.

## Public Transportation

Stratosphere is located at an essential transportation point within Kelowna, in proximity to two of the city's main public transportation hubs, Kelowna International Airport and UBCO Transit Exchange. Six individual bus stops are located within walking distance of Stratosphere, offering transportation ease for owners and employees.

# Benefits of Ownership

Whether you purchase real estate for the flexibility to grow your business or for the certainty as an investment, controlling your real estate offers you the opportunity to own commercial assets from a trusted developer in a professionally managed development. Purchasing a brand new building minimizes the risk to significant capital repairs and replacements over the first 15 years of ownership. This allows for excellent maintenance of your real estate asset and carefree ownership for the operating business.

Enjoy the benefits of ownership and the advantage and value of buying early in today's market. Build your long-term bottom line and be awarded by stability in ownership while your business builds equity and yields return for years to come.

## PERSONAL WEALTH

Build personal wealth apart from your operating company.

## FLEXIBILITY

Control of your own facility and be free of Landlord woes. Be your own landlord by controlling your rent increases or own industrial property within a competitive industrial market.

## EQUITY

Build your own equity instead of investing in leasehold improvements to appreciate someone else's asset.

## TWO-FOLD TAX BENEFIT

Owner's business will still write off their rental payment as a business expense and their holding company will deduct carrying costs against rental income. Potential for Capital Cost Allowance deduction.

Owning your company's real estate provides flexible exit strategies for business owners.

**1**  
Selling your business & retaining an income producing real estate asset.

**2**  
Selling your facility (and potentially leasing back the facility) for a substantial cash infusion.

**3**  
Selling both your business & the facility together.



## The Road to Ownership

Beedie will be there to help you every step of the way. During the construction period, you will be given regular progress updates and the opportunity to tour the property as milestones are reached on site.

As Stratosphere approaches construction completion, Beedie will provide ample notice so you have plenty of time to finalize financing arrangements and coordinate with legal counsel, allowing you to take ownership of your unit. Beedie will walk you through your unit before handing over the keys to your business' new home.

As soon as Stratosphere is ready for occupancy, rest assured your asset will be managed by an experienced licensed property manager. The property manager, in conjunction with Beedie's development team, will help you navigate through the Condo Corporation's approvals for your office improvements and corporate signage installation. After move-in, the property manager will then ensure the property is well-maintained and will take care of the day-to-day management of the development, leaving you free to focus on your business.

## About the Developer

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value. As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas.



Beedie/

beedie.ca



# Contact

**Steve Laursen**

Personal Real Estate Corporation  
250.808.8101  
stevelaursen@rlkcommercial.com

**Travis Blanleil**

Senior Associate  
250.215.6788  
travis.blanleil@cbre.com

**Chris MacCauley**

Personal Real Estate Corporation  
604.662.5190  
chris.maccauley@cbre.com

**Kyle Dodman**

Personal Real Estate Corporation  
604.309.9446  
kyle.dodman@cbre.com

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